



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Project Number:** 3011812

**Applicant:** Richard Glasman for Our Lady of Guadalupe

**Address of Proposal:** 3410 SW Myrtle Street

**SUMMARY OF PROPOSAL**

Land Use Application to allow an 11,632 sq. ft. expansion of an existing religious facility (new Parish Hall/Gymnasium for Our Lady of Guadalupe Church). Parking for a total of 97 vehicles to be located on the site (a reduction of 9 spaces). Project includes landscaping, outdoor amenities and 4,800 cu. yds. of grading.

The following approvals are required;

Administrative Conditional Use – to allow expansion of an institution in a Single Family zone (SMC23.44.022)

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

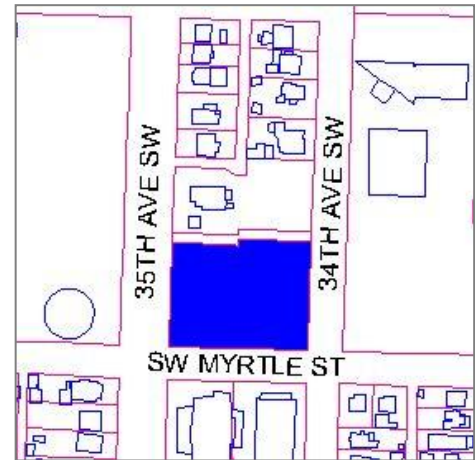
**DPD SEPA DETERMINATION:**

Determination of Non-significance

- ☐ No mitigating conditions of approval are imposed.
- ☒ Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

### SITE AND VICINITY

Site Location: The campus is divided by SW Myrtle St., with the church and school located south of this street, and parking, playground and parish offices located to the north. The church has about 700 registered families. The school serves 260 students in kindergarten through 8<sup>th</sup> grade, and has a staff of 28 teachers and administrators. The school closes S.W. Myrtle St. to through traffic (between 34<sup>th</sup> and 35<sup>th</sup> Aves. S.W.) during school hours, as allowed by a street use permit that has been issued annually by Seattle Department of Transportation since 1979. No change in church membership, school enrollment or staffing, or the street use permit will occur as a result of the proposed parish hall/gymnasium and relocated parking lot.



A strip of City-owned land runs through the north site, between 34<sup>th</sup> and 35<sup>th</sup> Aves. S.W. Seattle Public Utilities (SPU) operates a 30" cast iron water transmission pipeline in this area.

The existing parking lot will be relocated to the eastern half of the site, adjacent to 34<sup>th</sup> Ave. SW. and the new parish hall/gymnasium building will be constructed adjacent to 35<sup>th</sup> Ave. SW. A sidewalk will be constructed on the 34<sup>th</sup> Ave. S.W. frontage, adjacent to the relocated parking lot.

Development in the vicinity includes the West Seattle water reservoir east of 35<sup>th</sup> Ave. SW, High Point Community Center and West Seattle Elementary School to the northeast and single family homes to the south and in the general vicinity.

Zoning: Single Family 5000

Parcel Size: The development site where the parish/gym will be constructed and the parking will be relocated, is approximately 1.14 acre, while the total campus size is approximately 3.25 acres.

Existing Use: Private School and Religious Facility

### PUBLIC COMMENT:

The public comment period ended on January 12, 2011; one comment was received.

**ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)**

The Land Use Code allows the expansion of existing institutions into residential zones through the administrative conditional use process. This proposal is a private school allowed in a single family zone through administrative conditional use approval. The DPD Director has the authority to approve, condition or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. The applicable criteria used for evaluating and or conditioning the applicant's proposal are discussed below.

**General Provisions**

*New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.*

The plans submitted with the application meet applicable development standards enunciated in Section 23.44.008 through 23.44.016.

**E. Dispersion**

*The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred feet (600') or more from any lot line of any other institution in a residential zone, with the following exceptions:*

- a. An institution may expand even though it is within six hundred (600) feet of a public school if the public school is constructed on a new site subsequent to December 12, 1985.*
- b. A proposed institution may be located less than six hundred (600) feet from a lot line of another institution if the Director determines that the intent of the dispersion criteria is achieved due to the presence of physical elements such as bodies of water, large open spaces or topographical breaks or other elements such as arterials, freeways or nonresidential uses, which provide substantial separation from other institutions.*

The proposal is not considered an expansion of an institution for purposes of SMC 23.44.022.E because the boundaries of the institution are not changing. Therefore this criterion is not applicable.

**F. Demolition of Residential Structures**

*No residential structure shall be demolished nor shall its use be changed to provide for parking.*

No demolition of residential structures is proposed; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

*Existing structures may be converted to institution use if the yard requirements for institutions are met.*

The proposal does not include the conversion of existing structures to institution use. A new structure will be constructed and the parking lot will be relocated.

H. Noise and Odors

*For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.*

The new structure will serve a dual-purpose for the church and school; it will serve as a gymnasium for the school, as well as a parish social hall for the church. School events such as physical education classes, after school sports, music instruction and performances will occur throughout the school year. Church related events will occur several times a year, and will include weekly social get-togethers after Sunday mass, and larger even such as fundraisers and Christmas tree lighting celebrations. The building location is far removed from residential uses, as the West Seattle water reservoir is located to the west and the High Point Playfield to the west. The church's parish offices are located immediately north of the proposed gymnasium/parish hall. Therefore, the proposal is not expected to result in noise or odor impacts given the types of activities that will occur and the location and types of nearby land uses in the vicinity.

I. Landscaping

*Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.*

New landscaping is proposed on all sides of the new building, with extensive plantings along the west and south facades, along with new street trees along S.W. Myrtle St. Existing street trees along 35<sup>th</sup> Ave. S.W. will be protected and maintained. The hillside adjacent to 34<sup>th</sup> Ave. S.W. will, for the most part, be cleared of existing vegetation and replanted with ground cover, bushes and trees. The proposed landscaping will screen the new building and parking, and integrate the site with the adjacent neighborhood. Stormwater runoff from the new structure roof will be conveyed to a new rain garden at the southeast corner of the building.

J. Light and Glare

*Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.*

Exterior lighting will be minimal. Two pole lights are proposed for the parking lot, and other low-level lighting will illuminate stairs and the outdoor play area enclosure (located between the parking and the new building, along S.W. Myrtle St.). The pole lights will be 20 ft. in height, and directed downward to reduce off-site visibility. The closest house to the lights is approximately 180 ft. to the south. The lighting will not adversely affect residentially zoned lots, due to the type, location and number of exterior lights proposed.

K. Bulk and Siting

1. Lot Area. *If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

- a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.*
- b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

The boundaries of the institution are not changing. The proposed building, to be placed on the 35<sup>th</sup> Ave. S.W. street frontage will be well landscaped, and take the place of a surface parking lot.

2. Yards. *Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5') after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposal meets the yard requirements for single family developed, as required by Section 23.44.008.

3. Height Limit. *A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable as no religious symbols are proposed.

4. *Facade Scale. If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The building will exceed 30 feet in length; the west and east facades will be a total length of 139 ft. Proposed modulation breaks up the façade length into three 'units' or wings 15 ft., 94 ft. and 20 ft. in width. Proposed design features include relatively simple exterior materials intended to 'knit together' the church and school buildings to the south with the newer church office building to the north. There are few residences in the immediate vicinity of the proposed project, and none that directly face the proposed structure. The proposed landscaping and modulation, described above, will integrate the building with the adjacent streetscape.

*L. Parking and Loading Berth Requirements*

*SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section.*

The net parking requirement for existing and new uses is 191 spaces (accounting for an existing deficit of 57 spaces). There are currently 106 parking spaces on the campus. The campus will provide a total of 97 parking spaces on lots located both north and south of S.W. Myrtle St.; thus the applicant requests a modification of the code requirement in order to provide 94 fewer spaces than required by code. The applicant has proposed a transportation plan to mitigate the proposed parking reduction. No loading berths are required or proposed.

*M. Transportation Plan*

*A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.*

The applicant proposes the following three measures to address potential parking impacts that could result from large reception or all-school events:

1. Parking attendants at each lot directing vehicles in and out of the parking areas.
2. Church and School will post notices on their website announcing the date, time of the event, and a map of the off-street parking options available.
3. Church will post notice of event parking restrictions in the weekly church bulletin, along with date/time of event and a map of the off-street parking options available.

Additional information about potential impacts is provided below in the SEPA analysis.

### Conclusion

The general provisions for conditional uses in Single Family zones require a finding of whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity (*Section 23. 44.018C*). The uses that are proposed, together with the design and landscaping elements to integrate the new building with the surroundings (which are largely open space uses in the immediate vicinity), will not be materially detrimental or injurious. The proposal is conditioned below to implement the three proposed Transportation Plan elements proposed by the applicant in order to mitigate parking impacts associated with large events at the site.

### **DECISION - ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is **Approved with Conditions** as indicated at the end of this document.

### **ANALYSIS – SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC

Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

#### Short Term Impacts

The following temporary or construction-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

Greenhouse Gas Emissions- Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

#### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased bulk and scale on the site; increased traffic in the area and increased demand for parking; and increased demand for public services and utilities. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

Traffic and Parking- The proposed gymnasium/parish hall adds about 6,000 sq. ft. of assembly area, and a 1,304 sq. ft. stage/meeting room providing space for both school and church uses. It will effectively replace the school cafeteria space located in the school's basement, which currently functions as a banquet hall and assembly area for the larger scale school and church events. The three assembly areas on the campus will not be used concurrently, nor are the number of large scale events likely to increase. The church congregation and school enrollment is not expected to increase as the parish has defined geographic boundaries, and the school is already fully enrolled.

The applicant indicates that there are a few large scale events (300 attendees) that occur over the course of the year, resulting in a parking demand that exceeds the on-site parking supply. Past practice has been to accommodate parking demand by 'stacking' vehicles in the parking lots, when attendants will direct on-site parking. This practice would continue, and be formalized with the conditions imposed through this permit process. These events could involve as many as 150 vehicles during evening hours. The proposed parking layout will result in a reduction of 9 on-site parking spaces. On-street parking in the vicinity is estimated to



provide 95 spaces on nearby streets since land uses in the immediate vicinity include relatively low intensity open space uses (the reservoir/open space and playfield).

No additional vehicle trips are expected to occur during the school day as a result of the proposal. Evening practices (e.g. sports, music, and drama) would occur in association with after school use of the gymnasium and/or stage. Peak demand would likely occur on Saturdays, when school volleyball and basketball games take place; as many as 50-60 vehicles could be traveling to and from the site. The new driveway associated with the relocated parking lot will provide two ways to enter and exit the parking lot (S.W. Myrtle St, and 35<sup>th</sup> Ave. S.W.).

The proposed transportation management plan submitted in response to the conditional use permit will adequately mitigate anticipated parking impacts associated with the uses on the campus. In order to ensure that there are not concurrent large scale events on the campus that would otherwise have unanticipated parking and traffic impacts, the proposal is conditioned below to prohibit such scheduling pursuant to the SEPA Parking and Traffic and Transportation policies (SMC 25.05.675M and R).

Greenhouse Gas Emissions- Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Conclusion- No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DECISION – SEPA**



Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

**CONDITIONS – ADMINISTRATIVE CONDITIONAL USE**

For the Life of the Project

1. The following measures shall be taken for large reception and/or all-school events such as school/church auctions, Christmas tree lighting celebration, and school plays:
  - Parking attendants at each lot directing vehicles in and out of the parking areas.
  - Church and School will post notices on their website announcing the date, time of the event, and a map of the off-street parking options available.
  - Church will post notice of event parking restrictions in the weekly church bulletin, along with date/time of event and a map of the off-street parking options available.

**CONDITIONS – SEPA**

For the Life of the Project

2. The three assembly areas on the campus shall not be scheduled concurrently for evening school and/or church events that would lead to attendance exceeding 300 persons.

Signature: \_\_\_\_\_ ( Signature on File)  
Cheryl Waldman, Supervising Land Use Planner  
Department of Planning and Development

Date: May 19, 2011